

Meeting:	Cabinet
Date:	6th April 2006
Subject:	Harrow on the Hill Station. Progress with Development Partners
Responsible Officer:	Graham Jones, Director of Strategic Planning
Contact Officer:	Graham Jones
Portfolio Holder:	Planning Housing and Development
Key Decision:	No
Status:	Part 1

Section 1: Summary

Decision Required

To work with the developers for a further period of 3 months prior to considering entering into an exclusivity agreement.

Reason for report

To provide more time to bring forward proposals for the comprehensive development of the Harrow on the Hill site consistent with the adopted Planning Brief.

Benefits

Maintaining negotiations for a further three month period will enable potential development partners to finalise comprehensive proposals for the Harrow on the Hill site, and to assess their viability, consistent with the adopted Planning Brief for the site.

Cost of Proposals

No additional costs at this stage.

Risks

- The opportunity of working with a major and well respected development partner to establish the feasibility of comprehensive, viable proposals for the Harrow on the Hill site, would be lost.
- There would be an increased threat of unsatisfactory, piecemeal proposals for the site.

Implications if recommendations rejected

The Council would need to consider whether to market the site more widely

Section 2: Report

2.1 Brief History

At its meeting on 4th April 2006, the Town Centre Project Panel considered confidential presentations by potential development partners of the Harrow on the Hill station site. The Panel recommendation is attached as Appendix 1 to this report and a copy of the report to the Panel is included in Part 2 of this agenda.

2.2 Options considered

Not applicable.

2.3 Consultation

Not applicable.

2.4 Financial Implications

There are no additional implications involved in deferring the marketing of the site until June. There would be a marginal saving by not pursuing the marketing of the site. Ongoing costs including consultancy support from Donaldsons and others are contained within the existing capital programme provision.

2.5 Legal Implications

The Council will need to ensure that it does not fetter its ability to properly consider and determine any applications or issues that arise or come before it and that it is able to extricate itself from the arrangement should the need arise.

2.6 Equalities Impact

The long term development of the Harrow on the Hill Station site will benefit a wide range of groups including public transport users and in particular those with accessibility requirements including disabled persons, the elderly and parents with children.

2.7 Section 17 Crime and Disorder Act 1998 Considerations

The redevelopment of the Bus Station and Station will help overcome many of the crime and fear of crime issues currently associated with the area. The former Post Office site is a potential location for vandalism and anti-social behaviour and working with a development partner could advance development timescales and reduce these problems.

Section 3: Supporting Information/Background Documents

Supporting Information

Appendix 1 – Recommendation of the Town Centre Project Panel 4th April 2006.

Appendix 2 – Report of the Director of Strategic Planning considered by the Town Centre Project Panel on 4 April (Part II)